



Sandfield House





# Sandfield House

Whiteball, Wellington, Somerset, TA21 0LP

Wellington 4 miles M5 (J27)/Mainline Railway Station 5 miles

Superb country house with annexe,  
outdoor pool, indoor swim spa, tennis  
court, garaging and paddock

- Outstanding private country house
- 1 bedroom annexe
- Exercise/spa pool with jacuzzi
- Tennis court & outdoor pool
- 6 bedroom house
- Garaging & workshops
- Landscaped gardens & paddocks

Guide Price £1,500,000

## SITUATION

Sandfield House is located close to the Somerset/Devon border and within 5 miles of the M5 at junction 27 and Tiverton Parkway railway station which provides a mainline rail link into London Paddington. Wellington is within 4 miles where an excellent range of shopping, recreational and scholastic facilities can be found. The County Town of Taunton is within 11 miles of the property and the University City of Exeter 25 miles.

## Description

Sandfield House is an outstanding private country house set in a superb rural yet accessible location close to the Somerset/Devon border. The property comprises a beautifully refurbished four/five bedroom house with adjoining two bedroom annexe along with additional accommodation from a single storey one bedroom cottage and spacious one bedroom coach house which offers great income potential or flexible accommodation for a multi generational family. The private setting offers attractive landscaped gardens with outdoor swimming pool, extensive garaging and workshops, stabling and paddocks in all extending to approximately 3.5 acres.





### Accommodation

On the ground floor the house comprises a large reception hallway, sitting room, drawing room with open fireplace and marble surround, dining room and a superb kitchen with wooden work surfaces, range of storage units, four oven Aga and central island. There is an adjoining garden room with exercise/spa pool and jacuzzi together with a lower room with sauna, shower room and WC. Also on the main ground floor are various service rooms including cloakroom and utility. On the first floor are four double bedrooms, two with en suite facilities together with a family bathroom. From the landing is a staircase which leads to a third floor comprising useful studio room/sitting room with extensive eaves storage. Adjoining the main house can be found additional accommodation which comprises entrance hall, offices, shower room, cloakroom, sitting room, kitchen/utility and hallway all on the ground floor and on the first floor two bedrooms, one with an en suite and a family bathroom.

### Annexe

This comprises a single storey dwelling which benefits from a sitting room, kitchen, bedroom and shower room.

### Outside

Sandfield House is approached via coded automatic gates which lead to a large gravelled drive leading up to the house and beyond to the garage and stable block. There is extensive garaging/workshop measuring approximately 35'6 x 30' together with an adjoining garage 10'8 x 10'8. Situated to the rear of this can be found the stables consisting of three good sized loose boxes and a tack room with yard to front.

### Gardens and Grounds

The grounds consist of a large area laid to lawn, paddocks with their own water supply, kitchen garden with various soft fruits including raspberries, redcurrants, whitecurrants, blackberries and mature fruit trees including fig, apple and plum.

There is also a delightful courtyard area with heated outdoor pool with nearby changing room, hot tub, storage room and pool room with surrounding terrace area. To the west of the property is a hard tennis court. In total the grounds extend to approximately 3.5 acres.

### Services

Mains water and electricity are connected. Oil fired central heating. High speed fibre optic cabling.

### Viewing

Strictly by appointment with the vendor's selling agents, Stags, Wellington Office.

### Directions

From Wellington take the A38 in a westerly direction and after approximately 3 miles at The Beambridge Inn turn left signposted Sampford Arundel. After a short distance take the next turning right along a lane and continue up the hill and after approximately half a mile the entrance gates to Sandfield House will be seen on the left hand side.







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Approximate Gross Internal Area = 600.4 sq m / 6463 sq ft  
Cellar = 33.6 sq m / 362 sq ft  
Outbuildings = 257 sq m / 2766 sq ft  
(Excluding Void / Eaves / Including Garages)  
Total = 891 sq m / 9591 sq ft

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The architectural drawings include the following plans:

- Ground Floor:** Shows a large central hall (121 x 99) connecting to a Kitchen (5.50 x 3.30), Dining Room (5.90 x 4.70), Drawing Room (6.70 x 5.20), Reception Hall (4.70 x 4.40), Sitting Room (7.00 x 4.50), and a large Garden Room (10.70 x 8.90). It also includes a Utility Room, Inner Hall, and various staircases.
- First Floor:** Features a Principal Bedroom (6.40 x 4.50), a Guest Bedroom (5.30 x 4.30), and several other bedrooms (3.50 x 3.20, 5.50 x 4.30, 5.50 x 3.30, 5.10 x 4.10). It includes a Bath, Shower Room, and multiple landings.
- Second Floor:** Includes a Sitting Room / Study (5.20 x 6.30), a Store Room (4.90 x 4.30), and several areas labeled 'Under Eaves Storage Cupboard'.
- Cellar:** Contains a Sauna (5.90 x 4.20) and a Shower Room (1.95 x 1.29).
- Garage / Annex:** A large structure with a Garage / Workshop (10.80 x 9.30), a Kitchen (3.40 x 3.00), a Sitting Room (5.80 x 4.10), a Bedroom (4.00 x 3.50), and another Garage (3.30 x 3.30).
- Outbuildings:** Includes a Store Room (9.40 x 6.70), a Store Room (4.90 x 4.30), and Eaves Storage.

Ground Floor

First Floor

Second Floor

Cellar

Garage / Annex

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID495683)